

## VALUE INFORMATION

### Market Value

| Last Year ( 2025 ) | This Year ( 2026 ) |
|--------------------|--------------------|
| 758,694            | 759,611            |

Market value in Florida is also known as “just value” as provided by the constitution and described in state law. It is the amount a purchaser willing but not obliged to buy would pay to one willing but not obliged to sell, after proper consideration of all eight factors in section 193.011, F.S. Properties are valued as of January 1.

If you feel that the market value of your property is inaccurate or does not reflect fair market value, or you are entitled to an exemption or classification that is not reflected on this notice, **contact your County Property Appraiser at the numbers listed on the included insert.**

If the Property Appraiser's office is unable to resolve the matter as to market value, classification, or an exemption, you may file a petition for adjustment with the Value Adjustment Board. Petition forms are available from the County Property Appraiser's office. Your petition must be filed with the Clerk of Value Adjustment Board on or before **5:00 PM September 14, 2026** at 301 N Olive Ave, West Palm Beach, FL 33401.

| Taxing Authority          | Assessed Value |           | Exemptions |           | Taxable Value |           |
|---------------------------|----------------|-----------|------------|-----------|---------------|-----------|
|                           | Last Year      | This Year | Last Year  | This Year | Last Year     | This Year |
| County Operating          | 728,819        | 759,611   | 0          | 0         | 728,819       | 759,611   |
| County Debt               | 728,819        | 759,611   | 0          | 0         | 728,819       | 759,611   |
| County Dependent Dists    | 728,819        | 759,611   | 0          | 0         | 728,819       | 759,611   |
| Public Schools            | 758,694        | 759,611   | 0          | 0         | 758,694       | 759,611   |
| Municipality Operating    | 728,819        | 759,611   | 0          | 0         | 728,819       | 759,611   |
| Independent Special Dists | 728,819        | 759,611   | 0          | 0         | 728,819       | 759,611   |
|                           |                |           |            |           |               |           |
|                           |                |           |            |           |               |           |

**Assessed Value** is the market value minus any assessment reductions.

**Exemptions** are specific dollar or percentage amounts that reduce your assessed value.

**Taxable Value** is the value used to calculate the tax due on your property (Assessed Value minus Exemptions).



| Assessment Reductions | Applies To | Value |
|-----------------------|------------|-------|
|                       |            |       |
|                       |            |       |
|                       |            |       |
|                       |            |       |
|                       |            |       |

Properties can receive an assessment reduction for a number of reasons including the Save our Homes Benefit and the 10 % non-homestead property limitation.

| Exemptions Applied | Applies To | Exempt Value |
|--------------------|------------|--------------|
|                    |            |              |
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Any exemption that impacts your property is listed in this section along with its corresponding exempt value. Specific dollar or percentage reductions in assessed value may be applicable to a property based upon certain qualifications of the property or property owner. In some cases, an exemption's value may vary depending on the taxing authority. The tax impact of an exempt value may also vary for the same taxing authority, depending on the levy (i.e. operating millage vs debt service millage).

\* Due to the passage of Amendment 5 in 2024, the amount of the additional homestead exemption will increase with the rate of inflation.

Visit the Palm Beach County Property Appraiser's website for more information: [www.pbcpa.gov](http://www.pbcpa.gov)

CUMMINGS DENNIS &  
CUMMINGS CHERYL  
11178 MAINSAIL CT  
WELLINGTON FL 33449-7415

73-41-44-26-09-000-0320 73486



# 2026 NOTICE OF PROPOSED PROPERTY TAXES AND PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS

|                                                                                                                                                                                                                                                                                                                                                                |                               |                                |                                                                                                                                                                                                 |                                                              |              |                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                         |                |            |                                                                                                                                         |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|--------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Real Estate Parcel ID: 73-41-44-26-09-000-0320                                                                                                                                                                                                                                                                                                                 |                               |                                |                                                                                                                                                                                                 | <div>DO NOT PAY</div> <div>THIS IS NOT A BILL</div>          |              |                                                                                                                                                                                                                                                                                                                                                       | The taxing authorities, which levy taxes against your property, will soon hold PUBLIC HEARINGS to adopt budgets and tax rates for the next year. The purpose of these PUBLIC HEARINGS is to receive opinions from the general public and to answer questions on the proposed tax change and budget PRIOR TO TAKING FINAL ACTION. Each taxing authority may AMEND or ALTER its proposals at the hearing. |                |            |                                                                                                                                         |
| Legal Description:<br>ISLES AT WELLINGTON PL 8<br>LT 32                                                                                                                                                                                                                                                                                                        |                               |                                |                                                                                                                                                                                                 |                                                              |              |                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                         |                |            |                                                                                                                                         |
|                                                                                                                                                                                                                                                                                                                                                                | COLUMN 1                      |                                |                                                                                                                                                                                                 | COLUMN 2                                                     |              |                                                                                                                                                                                                                                                                                                                                                       | COLUMN 3                                                                                                                                                                                                                                                                                                                                                                                                |                |            | See <a href="http://www.pbcpao.gov">www.pbcpao.gov</a> for public hearing updates                                                       |
| Taxing Authority                                                                                                                                                                                                                                                                                                                                               | Your Property Taxes Last Year |                                |                                                                                                                                                                                                 | Your Property Taxes This Year<br>if no budget change is made |              |                                                                                                                                                                                                                                                                                                                                                       | Your Property Taxes This Year<br>if proposed budget change is made                                                                                                                                                                                                                                                                                                                                      |                |            | A public hearing on the proposed taxes and budget will be held at the locations and dates below.                                        |
| *Dependent Special Districts                                                                                                                                                                                                                                                                                                                                   | Taxable Value                 | Millage Rate                   | Tax Amount                                                                                                                                                                                      | Taxable Value                                                | Millage Rate | Tax Amount                                                                                                                                                                                                                                                                                                                                            | Taxable Value                                                                                                                                                                                                                                                                                                                                                                                           | Millage Rate   | Tax Amount |                                                                                                                                         |
| COUNTY                                                                                                                                                                                                                                                                                                                                                         |                               |                                |                                                                                                                                                                                                 |                                                              |              |                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                         |                |            |                                                                                                                                         |
| County Operating                                                                                                                                                                                                                                                                                                                                               | 728,819                       | 4.5000                         | 3,279.69                                                                                                                                                                                        | 759,611                                                      | 4.2678       | 3,241.87                                                                                                                                                                                                                                                                                                                                              | 759,611                                                                                                                                                                                                                                                                                                                                                                                                 | 4.5000         | 3,418.25   | 9/03 5:05 PM (561) 355-3996<br>301 N Olive Ave 6th Fl WPB 33401                                                                         |
| County Debt                                                                                                                                                                                                                                                                                                                                                    | 728,819                       | .0330                          | 24.05                                                                                                                                                                                           | 759,611                                                      | .0210        | 15.95                                                                                                                                                                                                                                                                                                                                                 | 759,611                                                                                                                                                                                                                                                                                                                                                                                                 | .0210          | 15.95      |                                                                                                                                         |
| * Fire/Rescue                                                                                                                                                                                                                                                                                                                                                  | 728,819                       | 3.4581                         | 2,520.33                                                                                                                                                                                        | 759,611                                                      | 3.2856       | 2,495.78                                                                                                                                                                                                                                                                                                                                              | 759,611                                                                                                                                                                                                                                                                                                                                                                                                 | 3.4581         | 2,626.81   |                                                                                                                                         |
| * Library Operating                                                                                                                                                                                                                                                                                                                                            | 728,819                       | .5491                          | 400.19                                                                                                                                                                                          | 759,611                                                      | .5213        | 395.99                                                                                                                                                                                                                                                                                                                                                | 759,611                                                                                                                                                                                                                                                                                                                                                                                                 | .5491          | 417.10     |                                                                                                                                         |
| * Library Debt                                                                                                                                                                                                                                                                                                                                                 | 728,819                       | .0000                          | .00                                                                                                                                                                                             | 759,611                                                      | .0000        | .00                                                                                                                                                                                                                                                                                                                                                   | 759,611                                                                                                                                                                                                                                                                                                                                                                                                 | .0000          | .00        |                                                                                                                                         |
| PUBLIC SCHOOLS                                                                                                                                                                                                                                                                                                                                                 |                               |                                |                                                                                                                                                                                                 |                                                              |              |                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                         |                |            |                                                                                                                                         |
| By State Law                                                                                                                                                                                                                                                                                                                                                   | 758,694                       | 3.0730                         | 2,331.47                                                                                                                                                                                        | 759,611                                                      | 2.9449       | 2,236.98                                                                                                                                                                                                                                                                                                                                              | 759,611                                                                                                                                                                                                                                                                                                                                                                                                 | 3.0390         | 2,308.46   | 9/9 5:05 PM (561) 434-8837<br>3300 Forest Hill Blvd WPB 33406                                                                           |
| By Local Board                                                                                                                                                                                                                                                                                                                                                 | 758,694                       | 3.2480                         | 2,464.24                                                                                                                                                                                        | 759,611                                                      | 3.1126       | 2,364.37                                                                                                                                                                                                                                                                                                                                              | 759,611                                                                                                                                                                                                                                                                                                                                                                                                 | 3.2480         | 2,467.22   |                                                                                                                                         |
| MUNICIPALITY                                                                                                                                                                                                                                                                                                                                                   |                               |                                |                                                                                                                                                                                                 |                                                              |              |                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                         |                |            |                                                                                                                                         |
| Wellington Operating                                                                                                                                                                                                                                                                                                                                           | 728,819                       | 2.4700                         | 1,800.18                                                                                                                                                                                        | 759,611                                                      | 2.3587       | 1,791.69                                                                                                                                                                                                                                                                                                                                              | 759,611                                                                                                                                                                                                                                                                                                                                                                                                 | 2.4700         | 1,876.24   | 9/08 6:30 pm (561) 791-4000<br>12300 Forest Hill Bl Wellington33414                                                                     |
| INDEPENDENT SPECIAL DISTRICTS                                                                                                                                                                                                                                                                                                                                  |                               |                                |                                                                                                                                                                                                 |                                                              |              |                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                         |                |            |                                                                                                                                         |
| So. Fla. Water Mgmt. Basin                                                                                                                                                                                                                                                                                                                                     | 728,819                       | .1026                          | 74.78                                                                                                                                                                                           | 759,611                                                      | .0977        | 74.21                                                                                                                                                                                                                                                                                                                                                 | 759,611                                                                                                                                                                                                                                                                                                                                                                                                 | .1026          | 77.94      | 9/10 5:15 PM (561) 686-8800<br>3301 Gun Club Rd Bldg WPB 33406                                                                          |
| So. Fla. Water Mgmt. Dist.                                                                                                                                                                                                                                                                                                                                     | 728,819                       | .0948                          | 69.09                                                                                                                                                                                           | 759,611                                                      | .0906        | 68.82                                                                                                                                                                                                                                                                                                                                                 | 759,611                                                                                                                                                                                                                                                                                                                                                                                                 | .0948          | 72.01      |                                                                                                                                         |
| Everglades Construction                                                                                                                                                                                                                                                                                                                                        | 728,819                       | .0327                          | 23.83                                                                                                                                                                                           | 759,611                                                      | .0312        | 23.70                                                                                                                                                                                                                                                                                                                                                 | 759,611                                                                                                                                                                                                                                                                                                                                                                                                 | .0327          | 24.84      |                                                                                                                                         |
| FL Inland Navigation District                                                                                                                                                                                                                                                                                                                                  | 728,819                       | .0270                          | 19.68                                                                                                                                                                                           | 759,611                                                      | .0257        | 19.52                                                                                                                                                                                                                                                                                                                                                 | 759,611                                                                                                                                                                                                                                                                                                                                                                                                 | .0270          | 20.51      |                                                                                                                                         |
| Children's Services Council                                                                                                                                                                                                                                                                                                                                    | 728,819                       | .4908                          | 357.70                                                                                                                                                                                          | 759,611                                                      | .4642        | 352.61                                                                                                                                                                                                                                                                                                                                                | 759,611                                                                                                                                                                                                                                                                                                                                                                                                 | .4908          | 372.82     | 9/10 5:05 PM (561) 627-3386<br>1912 NE Jen Bch Blvd Jen Bch 34957<br>9/10 5:01 PM (561) 740-7000<br>2300 High Ridge Rd ByntnBch FL33426 |
| Health Care District                                                                                                                                                                                                                                                                                                                                           | 728,819                       | .6561                          | 478.18                                                                                                                                                                                          | 759,611                                                      | .6205        | 471.34                                                                                                                                                                                                                                                                                                                                                | 759,611                                                                                                                                                                                                                                                                                                                                                                                                 | .6561          | 498.38     | 9/16 5:15 PM (561) 659-1270<br>1515 N Flagler Dr Ste 101 WPB 33401                                                                      |
| Total Millage Rate & Tax Amount                                                                                                                                                                                                                                                                                                                                |                               | 18.7352                        | 13,843.41                                                                                                                                                                                       |                                                              | 17.8418      | 13,552.83                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                         | 18.6892        | 14,196.53  | ** SEE BELOW FOR EXPLANATION                                                                                                            |
| ** EXPLANATION OF TAX NOTICE                                                                                                                                                                                                                                                                                                                                   |                               |                                |                                                                                                                                                                                                 |                                                              |              |                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                         |                |            |                                                                                                                                         |
| COLUMN 1<br>"YOUR PROPERTY TAXES LAST YEAR"                                                                                                                                                                                                                                                                                                                    |                               |                                | COLUMN 2<br>"YOUR TAXES THIS YEAR IF NO BUDGET<br>CHANGE IS ADOPTED"                                                                                                                            |                                                              |              | COLUMN 3<br>"YOUR TAXES THIS YEAR IF PROPOSED BUDGET<br>CHANGE IS ADOPTED"                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                         |                |            |                                                                                                                                         |
| This column shows the taxes that applied last year to your property. These amounts were based on budgets adopted last year and your property's previous taxable value.                                                                                                                                                                                         |                               |                                | This column shows what your taxes will be this year IF EACH TAXING AUTHORITY DOES NOT CHANGE ITS PROPERTY TAX LEVY. These amounts are based on last year's budgets and your current assessment. |                                                              |              | This column shows what your taxes will be this year under the BUDGET ACTUALLY PROPOSED by each local taxing authority. The proposal is NOT final and may be amended at the public hearings shown above. The difference between columns 2 and 3 is the tax change proposed by each local taxing authority and is NOT the result of higher assessments. |                                                                                                                                                                                                                                                                                                                                                                                                         |                |            |                                                                                                                                         |
| NON-AD VALOREM ASSESSMENT                                                                                                                                                                                                                                                                                                                                      |                               |                                |                                                                                                                                                                                                 |                                                              |              |                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                         |                |            |                                                                                                                                         |
| LEVYING AUTHORITY                                                                                                                                                                                                                                                                                                                                              |                               | PURPOSE OF ASSESSMENT          |                                                                                                                                                                                                 | UNITS                                                        | RATE         | ASSESSMENT                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                         | CONTACT NUMBER |            |                                                                                                                                         |
| ACME IMPROVEMENT DIST B-OAD MAINT                                                                                                                                                                                                                                                                                                                              |                               | DRAINAGE & FACILITY MAINTENANC |                                                                                                                                                                                                 | 1                                                            | 275.00       | 275.00                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                         | (561) 791-4000 |            |                                                                                                                                         |
| SOLID WASTE AUTHORITY OF PBC                                                                                                                                                                                                                                                                                                                                   |                               | GARBAGE SERVICES               |                                                                                                                                                                                                 | 1                                                            | 217.00       | 217.00                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                         | (561) 697-2700 |            |                                                                                                                                         |
| WELLINGTON SOLID WASTE                                                                                                                                                                                                                                                                                                                                         |                               | SOLID WASTE                    |                                                                                                                                                                                                 | 1                                                            | 325.00       | 325.00                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                         | (561) 791-4000 |            |                                                                                                                                         |
| Total Non-Ad Valorem Assessment                                                                                                                                                                                                                                                                                                                                |                               |                                |                                                                                                                                                                                                 |                                                              |              | 817.00                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                         |                |            |                                                                                                                                         |
| Your final tax bill may contain Non-Ad Valorem assessments which may not be reflected on this notice such as assessments for roads, fire, garbage, lighting, drainage, water, sewer, or other governmental services and facilities which may be levied by your county, city, or any special district.                                                          |                               |                                |                                                                                                                                                                                                 |                                                              |              |                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                         |                |            |                                                                                                                                         |
| NOTE: Amounts shown on this form do NOT reflect early payment discounts you may have received or may be eligible to receive. (Discounts are a maximum of 4 percent of the amounts shown on this form.)                                                                                                                                                         |                               |                                |                                                                                                                                                                                                 |                                                              |              |                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                         |                |            |                                                                                                                                         |
| Non-Ad Valorem Assessments: Non-Ad Valorem assessments are placed on this notice at the request of the respective local governing boards. Your Tax Collector will be including them in the November tax bill. For details on particular Non-Ad Valorem assessments, contact the levying authority shown in the Non-Ad Valorem Assessment section on this page. |                               |                                |                                                                                                                                                                                                 |                                                              |              |                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                         |                |            |                                                                                                                                         |